

**MINUTES OF THE VINEYARD TOWN  
PLANNING COMMISSION MEETING AND PUBLIC HEARING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
August 5, 2015, 7:00 PM**

**PRESENT –**

Commission Chairman Wayne Holdaway  
Commissioner Angela Kohl  
Commissioner Daniel Pace  
Commissioner Garrett Smit  
Commissioner Kelly Wixom  
Commission Alternate Chris Judd

**ABSENT –**

Commission alternate Tim Blackburn  
Commission alternate Don Cosney

**STAFF PRESENT –**

Planner Nathan Crane, Deputy Recorder Kinsli McDermott, Public Works Director/Engineer Don Overson

**OTHERS PRESENT**– Resident Tyce Flake, Joel Pilling – Columbia Millworks – Eastlake Holdings Project, Jared Anzures – Aeurbia – R-Mill, Doug Cowis – Nudge – R-Mill

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, August 5, 2015, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commission Chair Holdaway.

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**REGULAR SESSION** - The meeting was called to order at 7:00 PM.

**OPEN SESSION** – Citizen Comments

Chair Holdaway asked for public comment. None was given.

**MINUTES REVIEW AND APPROVAL** –

Chairman Holdaway asked if there were questions or comment about the minutes.

**Motion:** CHAIRMAN HOLDAWAY MOVED TO ACCEPT THE MINUTES OF FEBRUARY 18, 2015 AND MAY 20, 2015. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**BUSINESS ITEMS** –

**5.1     Public Hearing Continued from July 15, 2015-**

*The Applicant is requesting approval of a Conditional Use permit, and Site Plan Application for a 60,000 s.f. office warehouse building located at 331 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.*

Mr. Crane reviewed the request for a 60,000 square foot office building. He mentioned that it would be a concrete tilt building and that there should not be any architectural issues. He pointed out the stipulation for the access easement. Commission Chair Holdaway asked for a motion to open the public hearing.

**Motion:** COMMISSIONER WIXOM MOVED TO OPEN THE PUBLIC HEARING FOR BUSINESS ITEM 5.1 AT 7:03 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Commissioner Judd asked about fencing around the wetlands. Discussion ensued. The commissioners agreed that some kind of fencing was needed.

**Motion:** COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING AT 7:07 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

**Motion:** COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 DISTRICT SUBJECT TO THE FOLLOWING SEVEN STIPULATIONS RECOMMENDED BY STAFF, WITH THE ADDITION OF AN 8TH STIPULATION - THE FENCE ALONG THE WETLANDS BORDER TO MATCH PRIOR APPROVED ADJACENT SITES:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. CROSS ACCESS AGREEMENTS SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. ALL PARKING SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 20 LANDSCAPING AND CHAPTER 19 PARKING OF THE VINEYARD TOWN ZONING ORDINANCE.

COMMISSIONER SMIT SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**5.2 Public Hearing Continued from July 15, 2015 –**

*The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for a 34,000 s.f. office warehouse building located at 373 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.*

Mr. Crane talked about the current Columbia Millworks buildings in the area. He said the request was identical to what was built on the opposite side of the street.

**Motion:** COMMISSIONER KOHL MOVED TO OPEN PUBLIC HEARING AT 7:11 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Joel Pilling mentioned that he submitted the landscape plan with the dumpsters this afternoon. He had no additional comments to add. Without hearing further comment, Chairman Holdaway asked for a motion to close public hearing.

**Motion:** COMMISSIONER WIXOM MOVED TO CLOSE THE PUBLIC HEARING FOR BUSINESS ITEM 5.2 AT 7:13 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

**Motion:** COMMISSIONER SMIT MOVED TO ACCEPT THE FINDINGS ON BUSINESS ITEM 5.2 AND RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING NINE STIPULATIONS RECOMMENDED BY STAFF:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A CROSS ACCESS EASEMENT FOR THE EAST DRIVEWAY ON 1750 NORTH SHALL BE RECORDED.

7. A PRELIMINARY LANDSCAPE PLAN MEETING THE REQUIREMENTS OF CHAPTER 20 SHALL BE PROVIDED PRIOR TO CONSIDERATION BY THE COUNCIL.
8. A DETAIL OF THE PARKING LOT SCREENING SHALL BE PROVIDED PRIOR TO COUNCIL CONSIDERATION.
9. ALL TRASH ENCLOSURES SHALL INCLUDED A SOLID OPAQUE METAL GATE.

CHAIRMAN HOLDAWAY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

### **5.3     Public Hearing –**

*The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for two office warehouse buildings to be located at 517 E. 1600 N. In Vineyard, within the I-1 Industrial Zone.*

Mr. Crane reviewed the application and said there were two different products. He reviewed the square footage and height of each building. He mentioned there were seven stipulations and reviewed #6 and #7. He said they would be concrete tilt buildings with architectural treatments on the outside.

Mr. Jared Anzures mentioned that they already had architectural approval from Anderson Geneva and talked about the architectural design agreement.

**Motion:** CHAIRMAN HOLDAWAY MOVED THE OPEN THE PUBLIC HEARING FOR BUSINESS ITEM 5.3 AT 7:17 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Commissioner Judd asked about the 2<sup>nd</sup> floor mezzanine office space. Mr. Anzures explained that they usually built office space in the front portion with storage in the back half, although, he was not sure what would be build this time.

Mr. Doug Cowis, representative of Nudge with R-Mill, mentioned that they were not happy about having a stipulation requiring them to share easement access with another company. He asked if that was a law or if it was an interpretation of the law. Mr. Crane addressed the issue and noted that it was a law.

**Motion:** COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING ON BUSINESS ITEM 5.3 AT 7:19 PM. COMMISSIONER WIXOM SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

**Motion:** COMMISSIONER WIXOM MOVED TO ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF A REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 DISTRICT SUBJECT TO THE FOLLOWING SEVEN STIPULATIONS RECOMMENDED BY STAFF:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. ALL DRIVEWAYS SHALL BE SHARED OR SEPARATED BY A MINIMUM OF 150 FEET FROM INSIDE CURB TO INSIDE CURB.
7. THE WATER LINE SHALL BE LOOPED AS REQUIRED BY THE TOWN ENGINEER.

COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

#### **PLANNING COMMISSION MEMBERS' REPORTS –**

Chairman Holdaway discussed the TAC meeting and talked about the pending traffic study for the purpose of ensuring there was a constant flow in and out of the community. He mentioned that a quick meeting would be held tomorrow.

#### **STAFF REPORTS –**

Nathan Crane, Town Planner – Mr. Crane said he appreciated the opportunity to work with the Planning Commission. He mentioned that his last day would be September 15th.

Don Overson, Town Engineer – Mr. Overson talked about an upcoming Eagle project and work to be done on the trail. He talked about the Main Street project and hoped it would be open by the end of August. He said a lot of building permits and subdivision submittals were being reviewed. Commissioner Wixom asked about the mailboxes. Mr. Overson told her that the contractor who promised to do the project kept pushing it off. He said the town would hopefully have a Tool Cat by the first part of September and would be able to assist in the completion of the project rather than waiting to have the contractor do it. He said this time of year was very difficult to schedule concrete and asphalt because the season was ending.

#### **ADJOURNMENT**

Commission Chair Holdaway adjourned the meeting by consent at 7:30 PM. The next meeting is scheduled to be held on August 19, 2015.

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McDermott  
K. MCDERMOTT, DEPUTY RECORDER